



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land  
Helping build great communities

MEETING DATE June 3, 2005	CONTACT/PHONE Mike Wulkan, Project Planner 805-781-5608	APPLICANT Ron Turner	FILE NO. DRC2004-00196
LOCAL EFFECTIVE DATE June 18, 2005			
APPROX FINAL EFFECTIVE DATE July 10, 2005			
SUBJECT Request by Ron Turner for a Minor Use Permit/Coastal Development Permit to allow development of a two-story, single family residence having a gross structural area of approximately 3,000 square feet, including an approximately 267 square-foot, attached garage. The project will result in the disturbance of approximately 6,000 square feet of a 6,000 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located on the southerly side of 14 <sup>th</sup> Street, approximately 70 feet easterly of Pacific Avenue, in the community of Cayucos. The site is in the Estero Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2004-00196 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on May 5, 2005 (ED04-508)			
LAND USE CATEGORY Residential Single-Family	COMBINING DESIGNATION Local Coastal Program, Archaeologically Sensitive Area	ASSESSOR PARCEL NUMBER 064,224,005	SUPERVISOR DISTRICT: 2
PLANNING AREA STANDARDS: Cayucos Urban Area: Communitywide #2: Setbacks - Communitywide Cayucos Urban Area: RSF #2-5: Community Small Scale Design Neighborhood permit requirements and findings, standards, and guidelines <i>Does the project meet applicable Planning Area Standards? Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Section 23.01.043: Appeals to the Coastal Commission (Coastal Appealable Zone) Section 23.07.104: Archaeologically Sensitive Area Section 23.07.120: Local Coastal Program <i>Does the project conform to the Land Use Ordinance Standards? Yes - see discussion.</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

EXISTING USES: Vacant	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Single Family Residential (SFR)/single-family residences <i>South:</i> SFR/single-family residences <i>East:</i> SFR/single-family residences <i>West:</i> SFR/single-family residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Citizens Advisory Council, Public Works, Cayucos Fire Protection District, Cayucos Sanitary District, Paso Robles Beach Water Association, and the California Coastal Commission.	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses, shrubs
PROPOSED SERVICES: Water supply: Paso Robles Beach Water Association Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire Protection District	ACCEPTANCE DATE: April 29, 2005

## DISCUSSION

### *Planning Area Standards: Small Scale Design Neighborhood*

STANDARD/GUIDELINE	REQUIRED/ALLOWABLE	PROPOSED	STATUS
FRONT SETBACKS			
GROUND FLOOR	15' MIN.	15'	O.K. <sup>1</sup>
2 <sup>ND</sup> FLOOR ADDITIONAL SETBACK	3' MIN. (OPEN-RAIL, UNCOVERED DECK O.K.)	5-9'	O.K.
LOWER STORY WALL HEIGHT	12' MAX.	10'	O.K.
SIDE SETBACKS			
LOWER FLOOR	4' MIN.	8/9'	O.K. <sup>2</sup>
UPPER STORY	2.5' MIN. ADDITIONAL (30% OF UPPER STORY SIDE WALL MAY ALIGN WITH LOWER FLOOR IN REAR 2/3 OF STRUCTURE)	3' ADDITIONAL; 30% ALIGNMENT	O.K.
REAR SETBACK	10' MIN.	12'	O.K.
HEIGHT	24' MAX. WITH 5:12 ROOF PITCH	24' WITH 5:12 ROOF PITCH	O.K.
GSA	50%, NOT > 3,500 FT. <sup>2</sup> UPPER FLOOR NOT GREATER THAN 60% OF LOWER FLOOR	3,000 FT. <sup>2</sup> LOWER FLOOR 1,100 FT. <sup>2</sup>	O.K.
UPPER FLOOR DECK RAIL HEIGHT	36"	36"	O.K.
PARKING	1 10X20' MIN. ENCLOSED SPACE, 1 SPACE WITHIN FRONT SETBACK WITH 20' MIN. GARAGE SETBACK	1 ENCLOSED 16X25' SPACE, 1 SPACE BEHIND FRONT SETBACK	O.K.
DRIVEWAY WIDTH	18' MAX.	17'	O.K.
GUIDELINES	MINIMIZE IMPACTS ON ADJ. RESIDENCES; ARCH. DETAILS TO REDUCE APPARENT MASS; LANDSCAPING TO REDUCE SCALE	COMPLIES	O.K.

*Footnotes:*

1. The proposed trellis is not allowable within the front setback, as it is higher than three feet. The Conditions of Approval require revised plans to eliminate that feature
2. The proposed trellis in the side yard (east elevation) is not to be higher than 6.5 feet. The Conditions of Approval require revised plans to bring the trellis into compliance as needed.

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**COASTAL ZONE LAND USE ORDINANCE STANDARDS:**

***Section 23.01.043: Appeals to the Coastal Commission (Coastal Appealable Zone)***

The project is appealable to the Coastal Commission because the site is within 300 feet of the inland extent of the beach.

***Section 23.07.104: Archaeologically Sensitive Area***

A preliminary site survey is required prior to the issuance of a land use or construction permit in order to determine the likelihood of the existence of resources. In the event archaeological resources are discovered during construction, construction activities shall cease and the other standards specified in Section 23.05.140 shall apply. Thor Conway, Heritage Discoveries, Inc., a qualified professional, conducted a Phase I Archaeological Surface Survey on April 2, 2005. The survey did not find evidence of significant cultural resources. The Conditions of Approval require that in the event that archaeological resources are discovered during construction, construction activities shall cease, and the Planning and Building Department (and in the event of human remains, the County coroner) shall be notified so that resources can be recorded and their disposition handled in accordance with state and federal law. Therefore, as conditioned, the project complies with this standard.

***Section 23.07.120 - Local Coastal Program***

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

**COASTAL PLAN POLICIES:**

The project is consistent with the Local Coastal Plan. The most relevant policies follow.

Shoreline Access: ☒ Policy No. 2: New Development

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: N/A

Coastal Watersheds: N/A

Visual and Scenic Resources: ☒ Policy 2: Site Selection for New Development

Hazards: ☒ N/A

Archaeology: ☒ Policy 1: Protection of Archaeological Resources

Policy 4: Preliminary Site Survey:

Air Quality: N/A

## **COASTAL PLAN POLICY DISCUSSION:**

### ***Shoreline Access***

Policy 2: The proposed project is consistent with this policy that new development provide maximum public access from the nearest public roadway to and along the shoreline, with exceptions, because the proposed residence is not between the first public road and the shoreline, adequate vertical access to the coast already exists within 1/4 mile of the site, and the project will not interfere with public access to the coast.

### ***Visual and Scenic Resources***

Policy 2, Site Selection for New Development: The proposed project is consistent with this policy because the development is sited to protect views to and along the ocean through compliance with the standards for Small-Scale Design Neighborhoods.

### ***Archaeology***

Policy 1: Protection of Archaeological Resources and Policy 4, Preliminary Site Survey: The proposed project is consistent with these policies to protect known and potential archaeological resources, and to require a preliminary site survey. A qualified professional conducted a Phase I Archaeological Surface Survey on April 2, 2005. The survey did not find evidence of significant cultural resources. The project is conditioned to protect archaeological resources in the unlikely event that they are unearthed or discovered during construction.

***Does the project meet applicable Coastal Plan Policies?*** Yes, as conditioned.

## **COMMUNITY ADVISORY GROUP COMMENTS:**

The Land Use Committee of the Cayucos Citizens Advisory Council reviewed the initially proposed project on March 28, 2005 and submitted written comments on that proposal (attached). The Committee expressed concerns about Gross Structural Area (GSA) exceeding 50 percent of the lot area, heights of structures within the front setback, wall heights, and the alignment of lower and upper walls on the right side and rear elevations. The project has since been revised to comply with standards for maximum GSA and the maximum percentage of alignment of the lower and upper story side walls. The wall alignment standard and the standard requiring a maximum lower story wall height of 12 feet do not apply to the rear elevation, contrary to the suggestion by the Land Use Committee. As noted by the Land Use Committee, structures within the front setback that exceed 36 inches will need to be redesigned or eliminated, as required by the Conditions of Approval. Revised plans were referred to the Advisory Council on April 14, but no response had been received at the time that this report was prepared.

## **AGENCY REVIEW:**

*Public Works:* Recommend approval. An encroachment permit is needed for new driveway.

*Cayucos Sanitary District:* "Conditional Will-serve Letter" submitted.

*Paso Robles Beach Water Association:* "Existing Water Will Serve Letter" submitted; recommend installation of water saving devices.

*Cayucos Fire Protection District:* No comment.

*California Coastal Commission:* No comments submitted prior to preparation of this staff report.

**LEGAL LOT STATUS:**

The two existing lots were legally created by a recorded map at a time when that was a legal method of creating lots. The existing lots are considered to be a single building site in accordance with the lot consolidation standards of the Coastal Zone Land Use Ordinance (Section 23.04.048).

Staff report prepared by Mike Wulkan.

## EXHIBIT A - FINDINGS

### *CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303, because the proposed project is construction of a single-family residence in a residential zone.

### *Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan, because a single-family residence is an allowable use, and as conditioned, is consistent with all of the General Plan policies, including policies for archaeology and visual and scenic resources.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use, because the construction of a single-family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development, because the proposed single-family residence is similar in nature to, and will not conflict with, the surrounding lands and residential uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project is located on 14<sup>th</sup> Street, a local road constructed to a level able to handle the minor amount of additional traffic associated with the project.

### *Coastal Access*

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and will not inhibit access to the coastal waters and recreation areas, and because adequate vertical access to the coast already exists within 1/4 mile of the site.

### *Small Scale Design Neighborhood*

- H. The proposed project meets the Community Small-scale Design Neighborhood standards and guidelines, and is therefore consistent with the character and intent of the Cayucos Community Small-Scale Design Neighborhood.
- I. Public views of the ocean from Highway One or the respective neighborhood are not being further limited.

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes development of a new single- family residence having a gross structural area of approximately 3,000 square feet, including an approximately 267 square-foot, attached garage.
2. All development shall be consistent with the approved site plan, floor plans, elevations, and landscape plan. Upper story deck railing shall be no higher than 36 inches.

### **Conditions required to be completed at the time of application for construction permits**

#### ***Site Development***

3. **At the time of application for construction permits**, submit a revised site plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following, and development shall be consistent with this revised and approved plan:
  - a. All structures (e.g., trellises and walls) within the 15-foot front setback shall be no higher than 36 inches.
  - b. Proposed structures in the side yard (e.g., trellises) shall be no higher than 6.5 feet.
4. At the time of application for construction permits, plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations, and landscape plan.
5. At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

### **Conditions to be completed prior to issuance of a construction permit**

#### ***Fees***

6. Prior to issuance of a construction permit, the applicant shall pay all applicable school and public facilities fees.

#### ***Public Works***

7. Prior to issuance of a construction permit, the applicant shall apply for and obtain an encroachment permit for the driveway from the County Department of Public Works.

#### ***Services***

8. Prior to issuance of a construction permit, the applicant shall submit to the Development Review staff evidence from the **Cayucos Sanitary District** that all of their requirements, including payment of fees, have been met.
9. Prior to issuance of a construction permit, the applicant shall provide a letter from the **Paso Robles Beach Water Association** stating that they are willing and able to service the property.

**Fire Safety**

10. Prior to issuance of a construction permit, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cayucos Fire Protection District.

**Lot Consolidation**

11. Prior to issuance of a construction permit, the applicant shall complete a Voluntary Merger of the two underlying lots comprising this site.

**Conditions to be completed during project construction**

**Building Height**

12. The maximum height of the project is 24 feet as measured from the centerline of 14<sup>th</sup> Street at a point midway between the two side property lines, projected to the street centerline. Prior to approval of the roof nailing inspection, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height, and the actual height of the structure. A licensed surveyor or civil engineer shall prepare this certification.

**Archaeology**

13. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
  - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

**Conditions to be completed prior to final building inspection**

**Landscaping**

14. Prior to final building inspection, landscaping in accordance with the approved landscaping plan shall be installed or bonded for to ensure the implementation of landscaping. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.

**Fire Safety**

15. Prior to final inspection, the applicant shall obtain final inspection and approval from Cayucos Fire Protection District for all required fire/life safety measures.

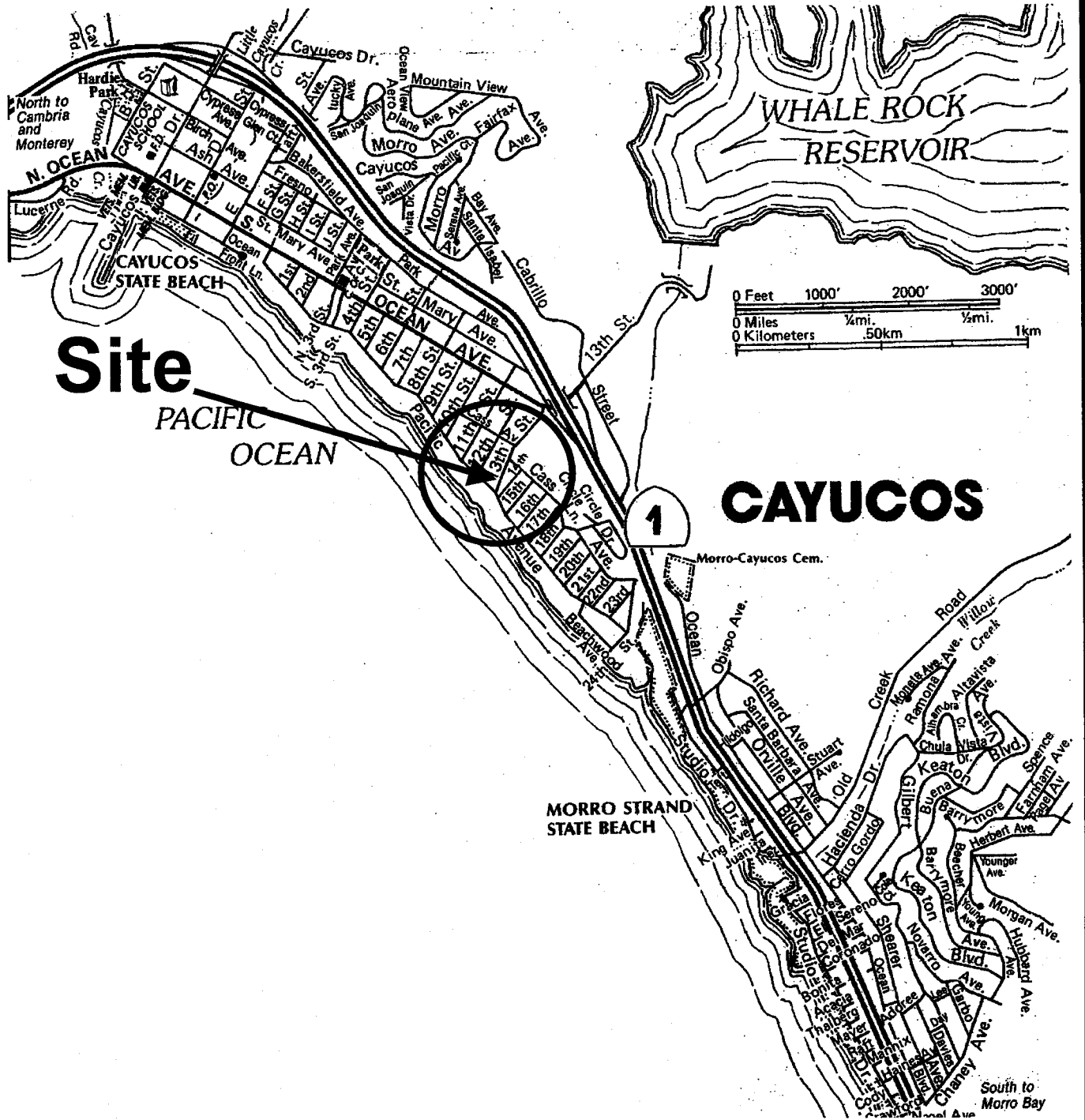
**Miscellaneous**

16. Prior to occupancy of any structure associated with this approval, the applicant shall contact the County Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.



**On-going conditions of approval (valid for the life of the project)**

17. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Coastal Zone Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
18. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



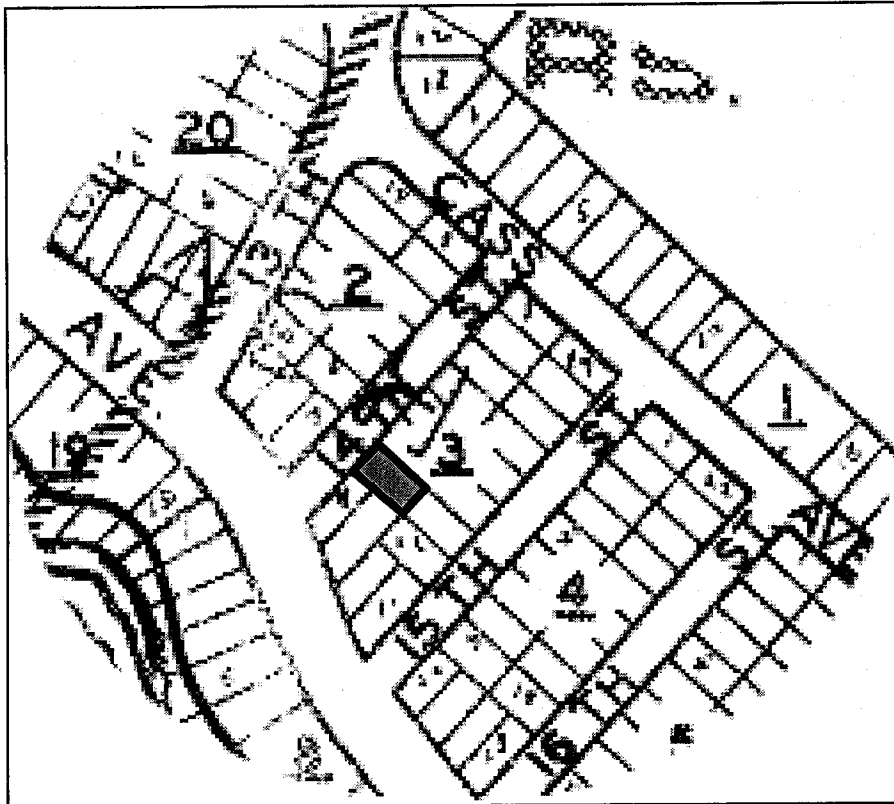
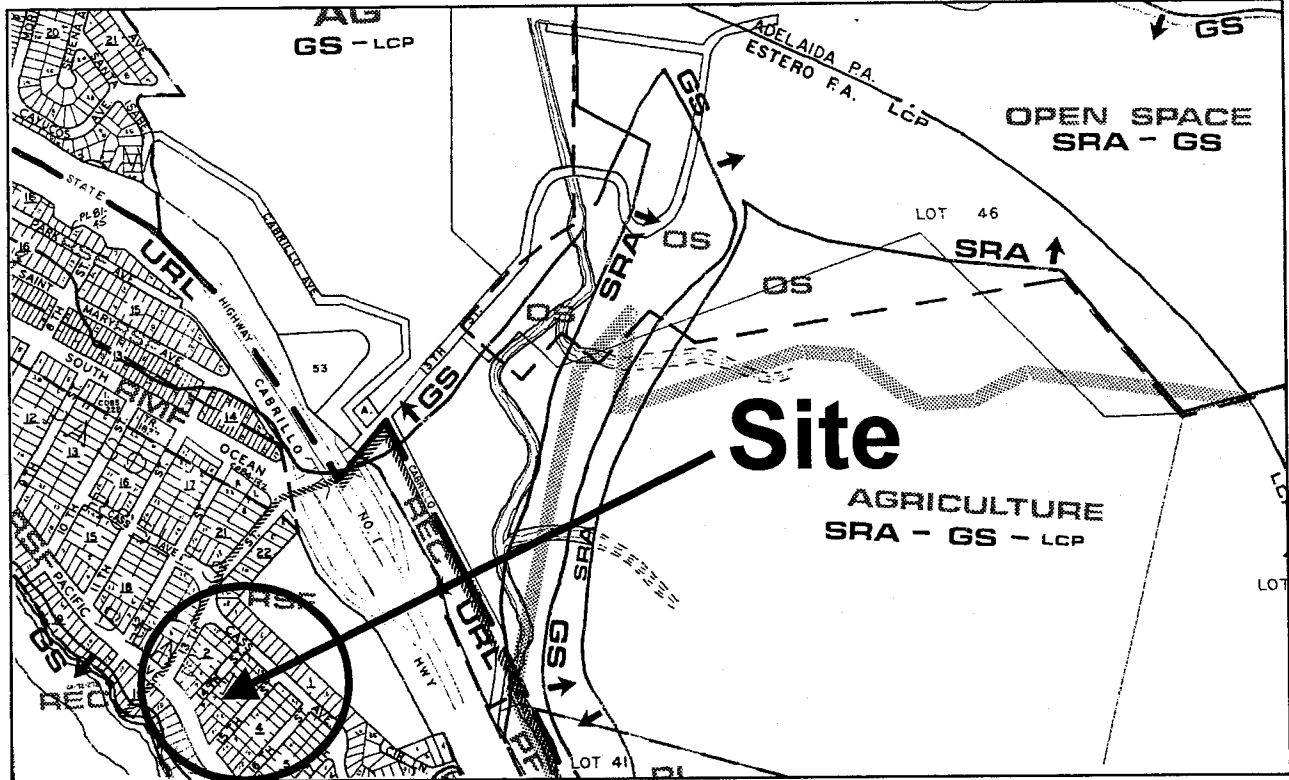
PROJECT

Minor Use Permit  
Turner/ DRC2004-00196



EXHIBIT

Vicinity Map



PROJECT

Minor Use Permit  
Turner/ DRC2004-00196

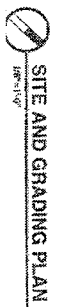


EXHIBIT

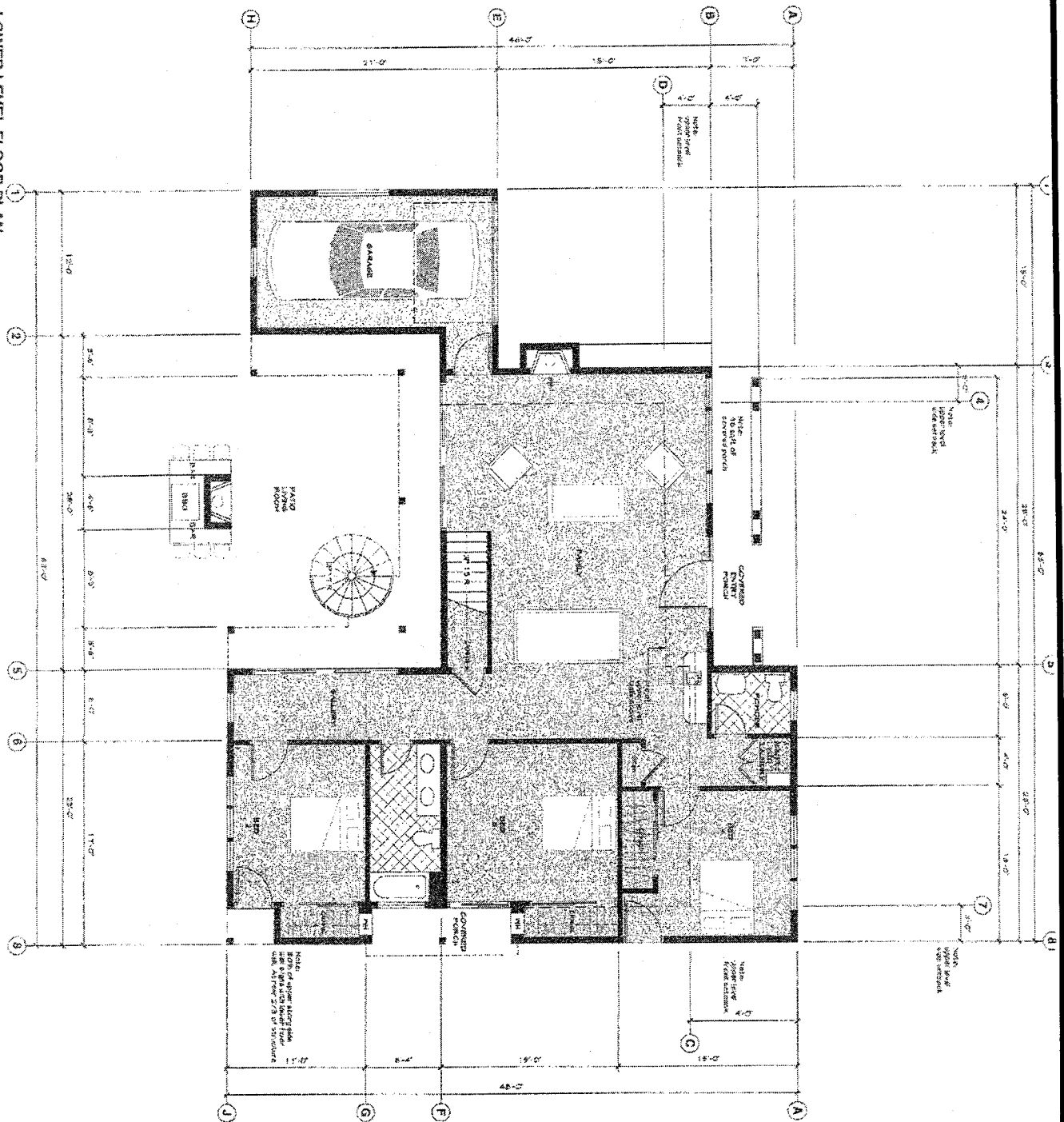
Land Use Category

[illegible]

1. *What is the purpose of the study?*
2. *What is the research question?*
3. *What is the hypothesis?*
4. *What is the independent variable?*
5. *What is the dependent variable?*

[illegible]

LOWER LEVEL FLOOR PLAN



PROJECT

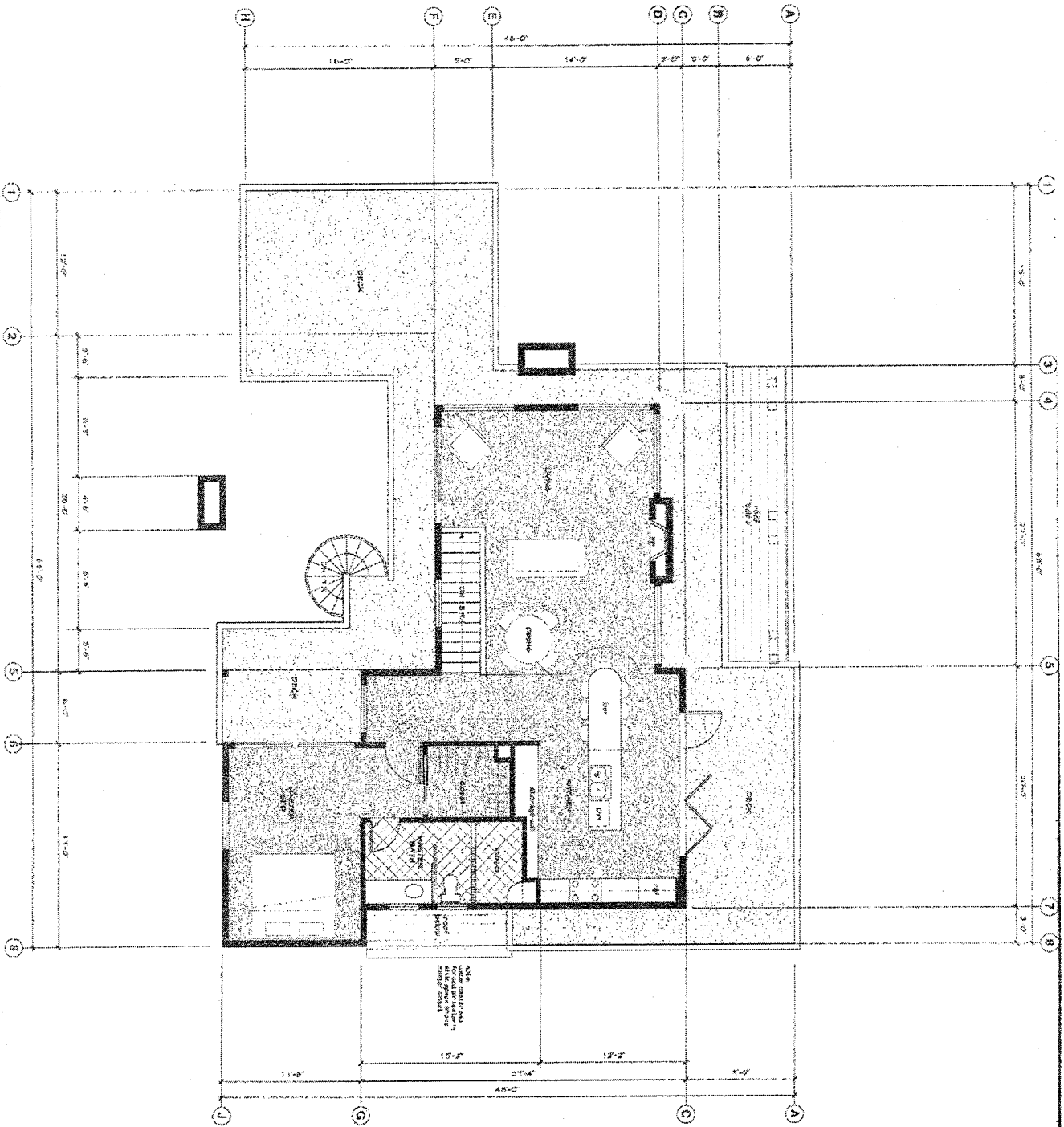
Minor Use Permit  
Turner/ DRC2004-00196



EXHIBIT

Lower Floor Plan

UPPER LEVEL FLOOR PLAN



PROJECT

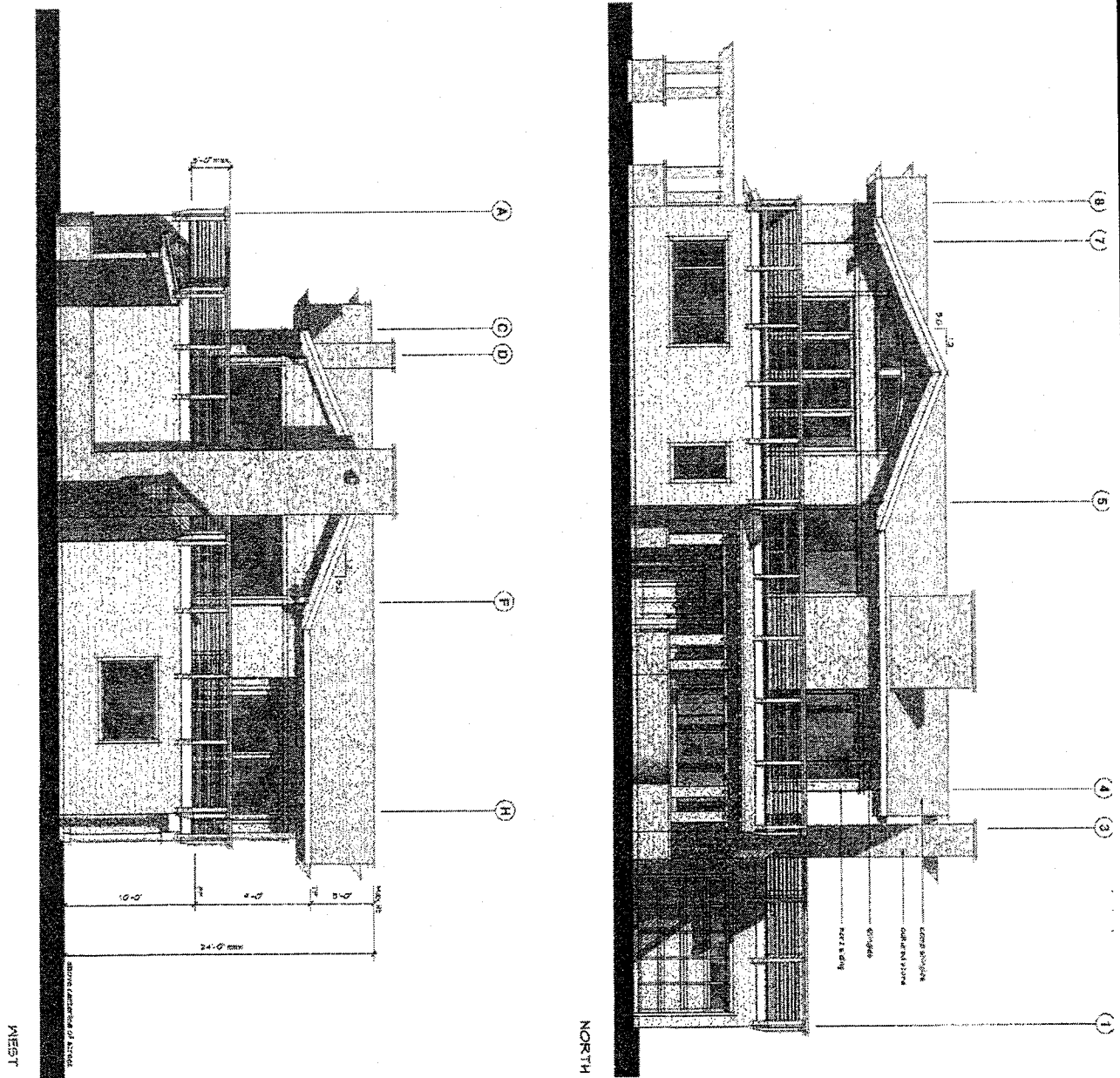
Minor Use Permit  
Turner/ DRC2004-00196



EXHIBIT

Upper Floor Plan

ELEVATIONS



PROJECT

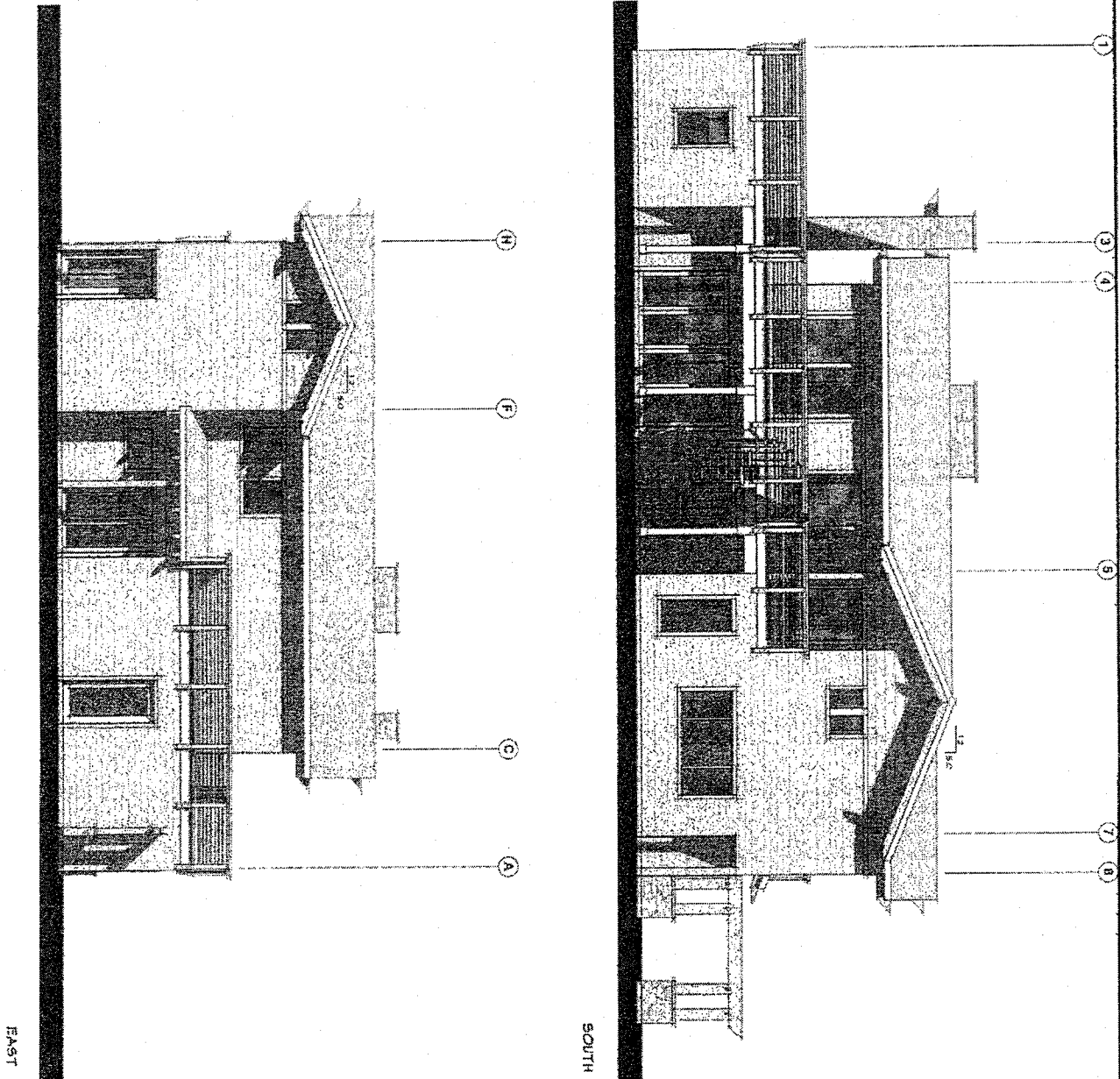
Minor Use Permit  
Turner/ DRC2004-00196



EXHIBIT

North & West Elevations

ELEVATIONS



PROJECT

Minor Use Permit  
Turner/ DRC2004-00196



EXHIBIT

South & East Elevations



# FLOWER BED

## COMMON NAME

- A. Dianthus
- B. Rudbeckia
- C. Verbena
- D. Hesperis
- E. California poppies
- F. Impatiens
- G. Petunia

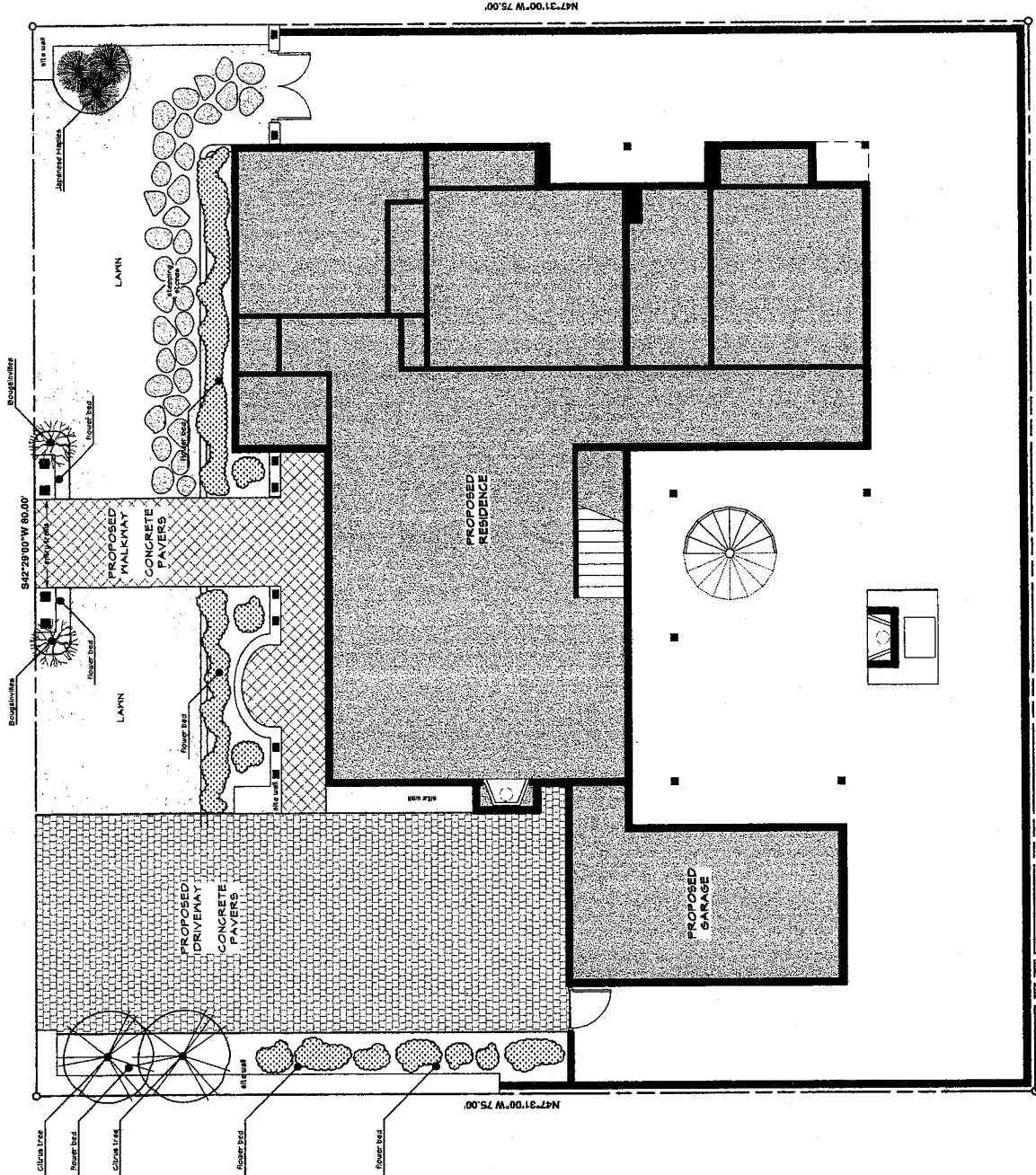
FLOWER BEDS SHALL BE PLANTED WITH AN ASSORTMENT OF THE PLANTS LISTED ABOVE.

## PLANTING & WATER CON. NOTES

1. PLANTING BACKFILL FOR EACH PLANT SHALL CONSIST OF 8 PARTS NATIVE SOIL AND 4 PARTS ORGANIC AMENDMENT, SUCH AS GRO-MULCH OR EQUAL.
2. RECONFORM BROAD-LEAF P-4 FINE UNSECTANT AS RECOMMENDED BY THE MANUFACTURER IN THE BACKFILL FOR EACH PLANT.
3. ALL PLANTS SHALL RECEIVE A MINIMUM MULCH LAYER, (BARK OR GRO-MULCH) OF NOT LESS THAN 5" IN THICKNESS.
4. IRRIGATION TO ALL PLANTINGS SHALL BE Drip IRRIGATION. SHALL INCLUDE AN AUTOMATIC TIMER AND ELECTRIC VALVES.

LAWN - ALTA TALL FESCUE

14th STREET



LANDSCAPING PLAN  
1/4"=1'-0"

84'29'00"W 80.00'

147'31'00"W 75.00'

147'31'00"W 75.00'

**PULITS**  
Steven D. Pulis, A.I.A., & Associates  
Architects, Planning & Graphics  
1450 Broadway Street, Suite 100  
San Luis Obispo, California 93401  
Tel: 805-541-1271 Fax: 805-541-1271

These drawings are instruments of service and are the property of Steven D. Pulis, A.I.A. and Associates. They shall not be reproduced, copied, or used for any other project without the written consent of Steven D. Pulis, A.I.A. and Associates.

Project:

RESIDENCE  
**TURNER'S  
CAYUCOS  
BUNGALOW**

145 STREET  
CAYUCOS  
CA 93430

Client:

**RON & CHERYL  
TURNER**

2520 N. FILBERT RD  
SANTA LUIS OBISPO  
CA 93401  
(805) 562-4689

Sheet Contents:  
**LANDSCAPING PLAN**



Date: 04/05/05

Revised:

Job No: 0517

0517

Sheet: RESIDENCE

**L-1**

No. of

# Cayucos

## MEMO

## Land Use Committee

2<sup>nd</sup> referral for DRC2004-00196

**To:** Mike Wulkan

**From:** Mary Ann Carnegie

**CC:**

**Date:** 04/05/05

APN-064-224-005

**Re:** Project ID #DRC2004-00196,

Ron and Cheryl Turner 20 14<sup>th</sup> St..

After reviewing the above mentioned project now for the second time, the Land Use Committee felt that the majority of its questions and concerns for this particular MUP for a new two-story SFR of 2,997 sq ft. two story- bungalow/SFR and garage proposed in the sensitive small scale neighborhood [ssn had bet modified to come more in alignment with the standards and guidelines of the local Estero area Plan.:

**GSA:** the proposed project is for a 6000 sq. ft. lot. The maximum GSA allowed would be for 50% of the lot size; thus a max of 3000 sq. ft. The revised project reduced its previously requested GSA and is now at 2997 sq. ft.—within the allowable amount.

**Garage/Carport:** this particular feature was removed in the revised plans and thus reduced the original GSA and brought the project into a more acceptable scale for SSN.

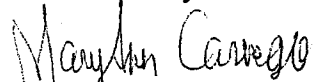
**Front Setback:** the previous concerns over the height of the retaining walls in the front setback, (that appeared to be over 36 inches), along with the decorative archway entrance within the front setback, plantings and their height were all removed, again bringing the project within the standards and guidelines.

**Height of walls** on the right side and in the rear: still want to make sure that these are for sure within the guidelines of not exceeding 12' and 30% of the upper story aligning with the lower as long as within rear 2/3's of the building. Could this particular line still be broken up more with a very simple architectural detail (i.e. belly board?)

### **Recommendations:**

The Land Use Committee thought the project had addressed the major concerns from the first referral and recommended approval of the project as presented now. It was decided that it would not be necessary to bring the project to the full advisory council for a vote there but rather to just bring up as a part of the committee report update.

Submitted by:



Mary Ann Carnegie  
Chair, Land Use Committee

Cayucos Land Use Committee  
\*995-3659 or email [ecarnegi@calpoly.edu](mailto:ecarnegi@calpoly.edu)

## Memo

**To:** Mike Wulkan**From:** Mary Ann Carnegie\* *Mac***CC:****Date:** 04/05/05**APN-064-224-005****Re:** Project ID #DRC2004-00196,Ron and Cheryl Turner 10 14<sup>th</sup> St..

After reviewing the above mentioned project the Land Use Committee had a few questions and concerns for this particular MUP for a CDP for a 3017 sq ft. two story-SFR and garage proposed in the sensitive small scale neighborhood [ssn]. Those concerns being:

**GSA:** the proposed project is for a 6000 sq. ft. lot. The maximum GSA allowed would be for 50% of the lot size. Thus a max of 3000 sq. ft. The proposed project is for 3,417 sq. ft. 417 over the allowable GSA—a very substantial amount over allowable amount.

**Garage/Carport:** It was mentioned that the carport area would also be included in the GSA and again would like to have this point more clearly defined, not only for this project, but for future proposals. Though this particular design is appealing and provides good parking, covered to the front of the home, on other projects in the future this may provide larger concerns and set precedence which is not something desired. The LUC would like to have a clearer understanding if square footage of carports is to be taken into the overall GSA for SSN?

**Front Setback:**

The height of the retaining walls in the front setback, (not be over 36 inches), along with the decorative archway entrance within the front setback, plantings and their height.

**Height of walls** right side and in the rear: are these for sure within the guidelines of not exceeding 12' and 30% of the upper story aligning with the lower as long as within rear 2/3's of the building. Could this be broken up more with a very simple architectural detail (i.e. belly board?)

**Recommendations:**

The Land Use Committee thought the project as is was not acceptable. Revisions would be necessary to bring it into conformance for a SFR within the SSN. The LUC would therefore like to have the project re-referred back to them once revisions and answers to other concerns would be addressed.

Submitted by: Cayucos Land Use Committee  
\*995-3659 or email ecarnegi@calpoly.edu

8



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

MAR 15 2005

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

3/15/05

FROM

PW

TURNER



Coastal Team

(Please direct response to the above)

DRC2004-001916

Project Name and Number

Development Review Section (Phone:

788-2009

\*OR ASK THE SWITCH-  
BOARD FOR THE PLANNING

PROJECT DESCRIPTION:

mup -> build new 3,017 SF SFD  
in Cayucos off 14th Street. 2-story plan.  
APN: 064-224-005. Size of lot -> 6,000 SF

Return this letter with your comments attached no later than:

3/30/05

## PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

## PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

## PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Recommend Approval - NEW DRIVEWAY, requires an ENCROACHMENT PERMIT.

25 MARCH 2005

Date

Goodwin

Name

5252

Phone

# CAYUCOS SANITARY DISTRICT

200 Ash Avenue

P.O. Box 333, Cayucos, California 93430-0333

805-995-3290

R. Enns, President

C. Bell, Jr., Vice-President

H. Fones

N. Raimondo

B. Gibeaut

## Conditional Will-Serve Letter

To: San Luis Obispo County Planning Department

From: Cayucos Sanitary District

Date: 3/30/2005

Applicant Name: **RON TURNER**

Project Number: **DRC2004-00196**

Address: **2520 N FILBERT RD**

City, State, Zip **EXETER, CA. 93221-9781**

Project Address: **20 14TH ST**

Assessors Parcel Number: **064-224-005**

LOT: **6,7**

BLK: **3**

TRACT: **PR2**

Project Description: **SFR**

Date of Issue: **3/30/2005** Expiration Date: **3/29/2006**

Extention

We have reviewed the proposed project development and are aware of its potential effect upon the facilities and property (including easements) controlled by the District.

We have reviewed the plans and have determined there are conditions placed on the development as follows:

\* WILL-SERVE PERTAINS TO PLANS DATED FEB 05, RECEIVED BY THE DISTRICT 3/30/2005 AND TO NO OTHERS ENCLOSURE ON BACKFLOW AND CLEANOUT

\* Installation of sewer backflow prevention device per District standards

\* Cleanout at property line

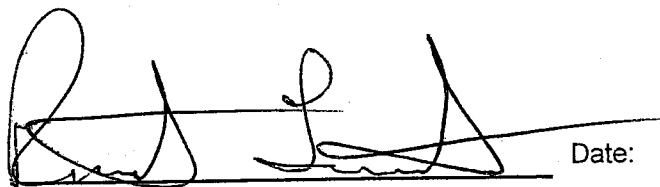
\* Other: \_\_\_\_\_

\* All District conditions shall be reflected on the plans.

\* A Final Will-Serve Letter shall be issued when all conditions (above) have been met; final will-serve fees have been paid; and physical connection (at owners expense) has been made and inspected by the District. The County shall not allow final occupancy until they have received a Final Will-Serve Letter issued by the District.

We will serve this proposed development with our community sewer system facilities and solid waste disposal services so long as the applicant complies with our conditions (above) and connection requirements, including payment of all applicable sewer will-serve fees in effect at the time of connection. A 48 hour notice requesting sewer inspection by the District is required.

Approved By:



Date:

3-30-05

Sewer Collection Worker II, Operations and Maintenance



mw  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3/15/05  
TO: P.R. Beach H2O Assn. TURNER  
FROM: Coastal Team DRC2004-001916  
(Please direct response to the above) Project Name and Number

Development Review Section (Phone: 788-2009) \*OR ASK THE SWITCH-BOARD FOR THE PLANNING

PROJECT DESCRIPTION: mup -> build new 3,017 SF SFD  
in Cayucos off 14th Street. 2-story plan.  
APN: 064-224-005 Size of lot -> 6,000 SF

Return this letter with your comments attached no later than: 3/30/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
✓ YES  
NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
✓ NO (Please go on to Part III)  
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Install water saving devices

Date

Name

Phone

Paso Robles Beach Water Association  
P.O. BOX 315, CAYUCOS, CA, 93430  
PH: (805) 995-3766 FAX: (805) 995-0953

**EXISTING WATER WILL SERVE LETTER**

March 7, 2005

**To:** San Luis Obispo County  
Department of Planning and Building  
County Government Center San Luis Obispo, CA 93408

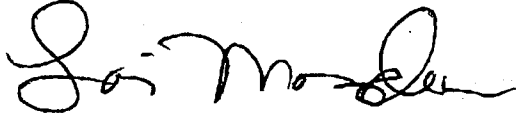
**Project Address:** 20 14th Street, Cayucos, CA

**Assessor Parcel Number:** 064-224-005 **Lot:** 6 & 7 **Block:** 3 **Subdivision:** PRB 2

**Project:** New Single Family Residence

The property listed above has existing water service and will continue to have water service for the proposed project. Having a water meter does not guarantee a building permit. A building permit can only be obtained by compliance with the SLO County Planning Department procedures and requirements.

Sincerely,



Lori Mozden, Administrative Supervisor  
Paso Robles Beach Water Association